

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 26, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street Vacation #04005–Allen Road

PROPOSAL: Vacation of Allen Road from the west line of Stephanie Lane west to a point approximately 565 l.f. along the centerline of Allen Road.

LOCATION: Pine Lake Rd. & Stephanie Lane

LAND AREA: 0.78 acres, more or less.

CONCLUSION: The vacation of the rights-of-way conforms to the Comprehensive Plan. The City should retain ownership until Norris Lane is dedicated to the City.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

SURROUNDING LAND USE AND ZONING:

North:	R-4 Residential	Undeveloped
South:	R-4 Residential	Undeveloped
East:	B-2 Business	Undeveloped
West:	R-3 Residential	Single family and attached two-family residential

ASSOCIATED APPLICATIONS:

Change of Zone #04035
Use Permit #04001
Special Permit #04026
Special Permit #1713C

HISTORY:

Dec 10, 2003 Change of Zone #3429, Special Permit #1713B and Use Permit #155 were recommended for approval to City Council at Planning Commission. These projects are on pending at City Council.

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July 8, 2002	Use Permit 141, Thompson Creek, located southeast of S. 56 th St. & Pine Lake Rd., to construct 76,000 s.f. of office space was approved by City Council.
April 17, 2000	Special Permit 1713A, Aspen 3 rd Addition CUP to adjust the front yard setback was approved by City Council.
June 22, 1998	Use Permit 112 to construct a 30,000 s.f. office building at northwest corner of S. 56 th St. & Pine Lake Rd. was approved by City Council.
March 2, 1998	Special Permit 1713, Aspen 3 rd Addition CUP for 382 dwelling units; Change of Zone 3098 for R-3 to R-4 and Preliminary Plat 97031, Aspen 3 rd Addition was approved by City Council.
June 16, 1997	Change of Zone 3037 for AG & R-3 to B-2 and O-3; Use Permit 97 for 100,000 s.f. of commercial use and Preliminary Plat 96027, Aspen 2 nd Addition for 7 commercial lots and two outlots was approved by City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F-18)

The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets and reduced block lengths. (F-19)

The Land Use plan of the 2025 Comprehensive Plan designates this area as Urban Residential.

UTILITIES: There is a 2" natural gas main, a 12" water main, a 8" sanitary sewer main, storm sewer inlet and two existing street lights within the area to be vacated.

TRAFFIC ANALYSIS: Allen Rd. is a local street.

ANALYSIS:

1. This request to vacate a portion of Allen Rd. is associated with Use permit #04001 for Madonna Rehabilitation Hospital and Special Permit #1713C-Aspen CUP.

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2. A new street, Norris Lane, is identified on the use permit site plan. Norris Lane would extend from Pine Lake Rd. to Red Rock Lane. The total area of Norris Lane is 1.4 acres. Norris Lane provides another access point to Pine Lake Rd. and S. 52nd St.
3. The purpose in vacating Allen Rd. is to allow a larger lot on which to build a club/fitness center and medical office building.
4. The existing water main will need to be removed and a new water main shall be installed in Norris Lane. The two existing street lights would be removed.
5. The existing gas main in Allen Rd. must be removed and relocated.
6. The City should retain ownership of the vacated right-of-way until a final plat dedicating Norris Lane is ready to be approved , to assure the dedication of Norris Lane.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

Tom Cajka, 441-5662, tcajka@ci.lincoln.ne.us

DATE: May 13, 2004

APPLICANT: Madonna Rehabilitation Hospital
5401 South St.
Lincoln, NE 68506
(402) 489-7102

OWNER: William Krein
4750 Normal Blvd. #3
Lincoln, NE 68506
(402) 323-8200

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CONTACT: Brian D. Carstens
Brian D. Carstens & Associates
601 Old Cheney Rd. Suite C
Lincoln, NE 68512
(402) 434-2424

F:\FILES\PLANNING\PC\SAV\04000\SAV04005 Allen.tjc.wpd



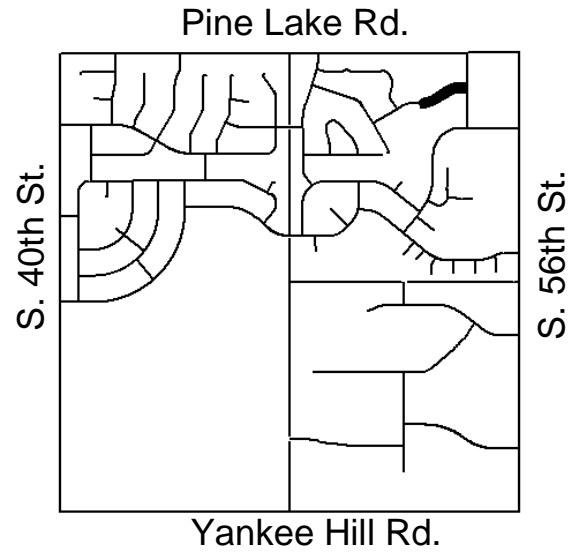
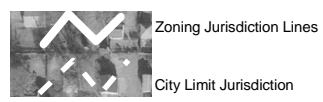
2002 aerial

Street and Alley Vacation #04005 **Stephanie Ln & Pine Lake Rd.**

Zoning:

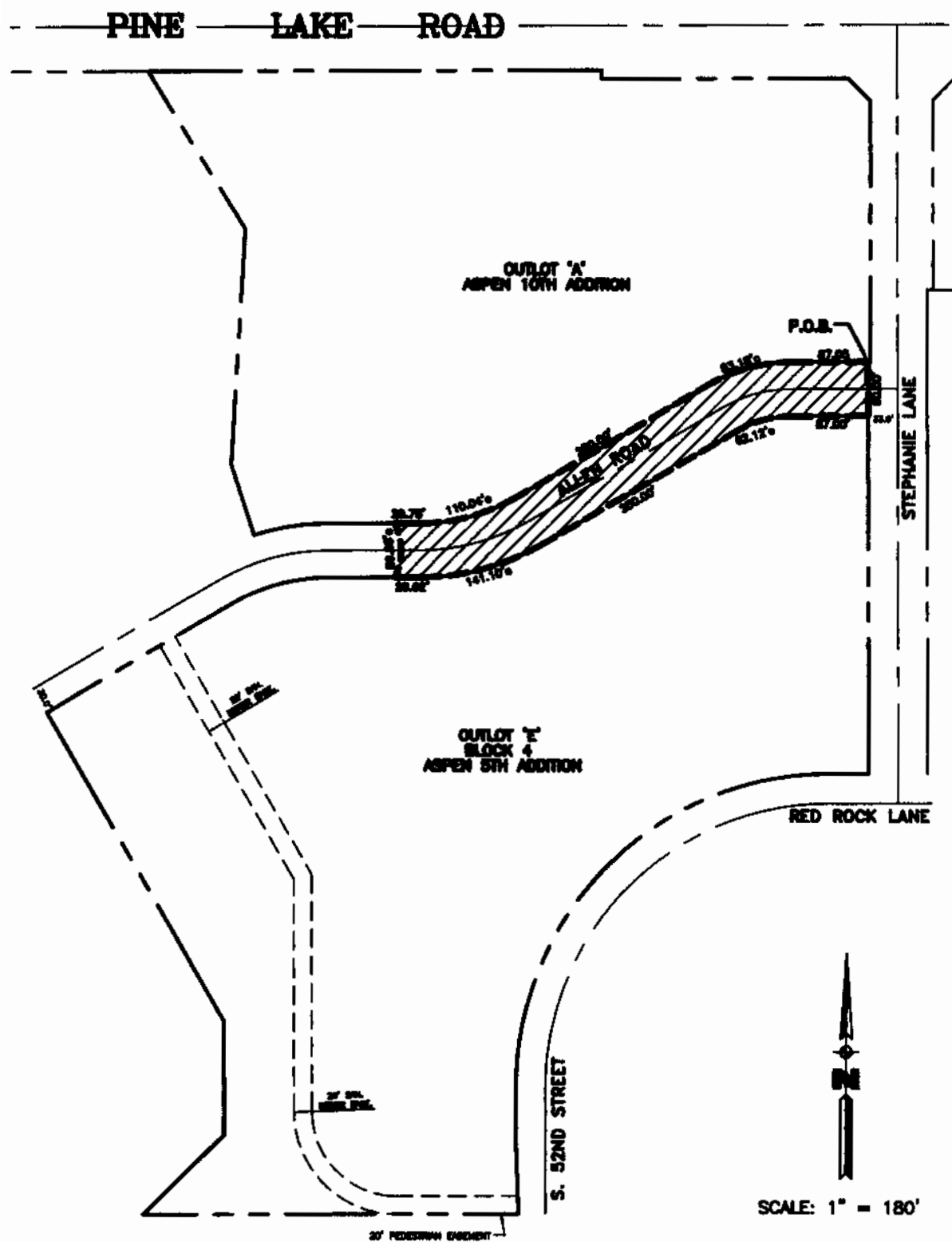
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 20 T9N R7E



ALLEN ROAD

VACATION OF RIGHT-OF-WAY EXHIBIT



Portion of ALLEN ROAD to be vacated:

A portion of Allen Road right-of-way located in the North 1/2 of the N.E. 1/4 of Section 20, T. 9 N., R. 7 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the northeast corner of said Section 20, and extending thence S. 89°43'49" W. on the north line of said Section 20, for a distance of 628.50 feet;

Thence S. 00°16'11" E. a distance of 85.00 feet;

Thence continuing S. 00°16'11" E., for a distance of 290.00 feet along the west line of Stephanie Lane;

Thence S. 89°43'49" W., a distance of 2.95 feet to the Point of Beginning;

Thence S. 89°43'49" W., a distance of 87.05 feet;

To a point of curvature of a circular curve to the left having a radius of 180.00 feet and an arc length of 94.25 feet, being subtended by a chord of S. 74°43'49" W., for a distance of 93.18 feet to the point of tangency of said curve;

Thence S. 59°43'49" W., a distance of 250.00 feet;

To a point of curvature of a circular curve to the right having a radius of 212.58 feet and an arc length of 111.31 feet, being subtended by a chord of S. 74°43'49" W., for a distance of 93.18 feet to the point of tangency of said curve;

Thence S. 89°43'49" W., a distance of 29.75 feet;

To the point of curvature of a circular curve to the right having a radius of 66.00 feet and an arc length of 62.27 feet, being subtended by a chord of S. 00°26'51" E., for a distance of 59.98 feet;

Thence N. 89°43'49" E., a distance of 29.62 feet;

To the point of curvature of a circular curve to the left having a radius of 272.58 feet and an arc length of 142.72 feet, being subtended by a chord of N. 74°43'49" E., for a distance of 141.10 feet to the point of tangency of said curve;

Thence N. 59°43'49" E., a distance of 250.00 feet;

To the point of curvature of a circular curve to the right having a radius of 120.00 feet and an arc length of 62.83 feet, being subtended by a chord of N. 74°43'49" E., for a distance of 62.12 feet to the point of tangency of said curve;

Thence N. 89°43'49" E., a distance of 87.00 feet;

Thence N. 00°16'11" W., a distance of 60.00 feet to the Point of Beginning and containing a calculated area of 0.78 acres more or less

SEC. 20-T09

PINE LAKE RD

ASPEN

10TH

ADD.

Sanitary Sewer

ASPEN

Storm Sewer

4TH

RED ROCK LN.

5TH

ADD.

ADDITION

ASPEN

ADD.

COUNTRY

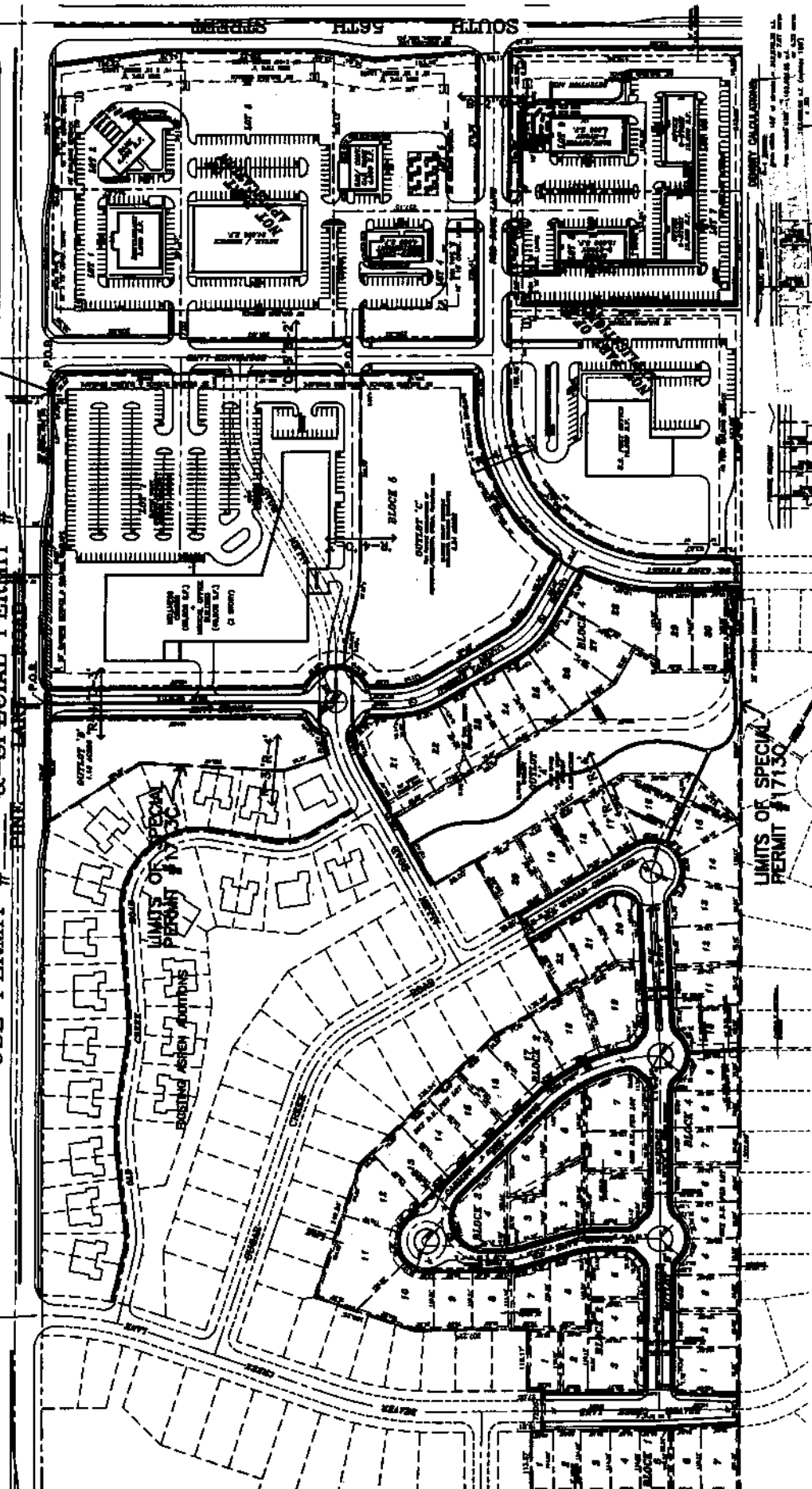
COUNTRY

5

UP HILL

ASPEN 3RD ADDITION COMMUNITY UNIT PLAN/ SPECIAL PERMIT #1713C USE PERMIT # _____ & SPECIAL PERMIT # _____

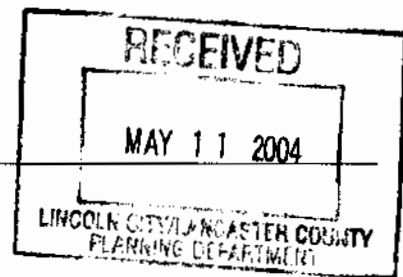
LIMITS OF USE PERMIT # _____
 & SPECIAL PERMIT # _____



LIMITS OF SPECIAL
 PERMIT #1713C

APR 29 2004

M e m o r a n d u m



To: Tom Cajka - Planning

From: Byron Blum - Engineering Services *BBB*

Subject: Vacation of Allen Road

Date: May 11, 2004

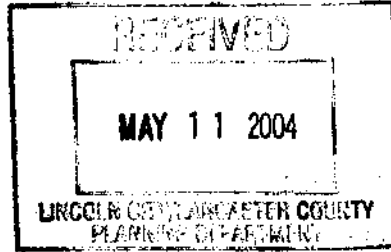
cc: Randy Hoskins
Scott Opfer
Dennis Bartels

There is an existing 8" sanitary sewer and 12" water main in Allen Road. There are existing storm sewer inlets at the intersection with Stephanie Lane. Allen Road has 27' paving.

Subject to approval of replatted street system and abandonment and reconstruction of utilities in vacated Allen Road. Bond for reconstruction provided with new final plat.



Aquila



Aquila Networks
P.O. Box 83008
Lincoln, NE 68501-3008

May 10, 2004

Tom Cajka
City-County Planning Department
555 So. 10th Street
Lincoln, NE. 68508

RE: Request to vacate the following:

Street & Alley Vacation No. SAV 04005
Allen Road

Dear Mr. Cajka:

Per your request, I have reviewed the above referenced street & alley vacation with concern toward natural gas facilities. A two-inch natural gas main occupies the south right-of-way of Allen Road throughout the entire proposed vacation. The approximate location of this line is twenty-four feet south of the centerline of Allen Road.

Aquila objects to this proposed street vacation on Allen Road, unless an easement is established as part of this vacation to include the gas main.

If you have any concerns regarding this letter, please call me at my office. My phone number is 437-1715.

Sincerely Yours,

Randy Kreifels
Construction Coordinator

Please provide your comments below, and also identify the reservations and easements you will require should this vacation be approved. Complete ONLY those areas of your jurisdiction.

Type of Facility	Facility presently in place.	Facility to be built. When?
Sanitary Sewer	_____	_____
Water Mains	_____	_____
Storm Sewer	_____	_____
Electrical Power, Overhead	NONE	_____
Electrical Power, Underground	NONE	_____
Street Lighting	YES	_____
Steam Lines	_____	_____
Telephone Lines, Overhead	_____	_____
Telephone Lines, Underground	_____	_____
Gas Mains	_____	_____
Traffic Signal Interconnect	_____	_____
Reconstruction of Surface Features, Cost:	_____	_____
Street Trees	_____	_____

General Comments:

Once street is vacated 2 existing street light poles in vacated area will be removed and existing street lights on Stephanie Lane will be fed with new underground wire from pole to the south. Developers to pay expenses.

5/1/04
Date

P. Dixon
Signature

7631
Phone